

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Spokane County**

State: **WA**

PJ's Total HOME Allocation Received: **\$12,073,685**

PJ's Size Grouping*: **C**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State: 14			
<u>Program Progress:</u>							
% of Funds Committed	88.56 %	93.56 %	13	92.82 %	23	21	
% of Funds Disbursed	86.49 %	86.33 %	8	82.38 %	55	58	
Leveraging Ratio for Rental Activities	6.33	6.75	1	4.55	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	96.35 %	92.61 %	6	80.69 %	38	53	
% of Completed CHDO Disbursements to All CHDO Reservations***	95.86 %	79.85 %	3	67.01 %	93	95	
<u>Low-Income Benefit:</u>							
% of 0-50% AMI Renters to All Renters	96.26 %	93.57 %	5	79.23 %	77	84	
% of 0-30% AMI Renters to All Renters***	59.77 %	63.98 %	10	44.47 %	71	77	
<u>Lease-Up:</u>							
% of Occupied Rental Units to All Completed Rental Units***	99.71 %	99.06 %	8	93.93 %	53	60	
<u>Overall Ranking:</u>			In State:	5 / 14	Nationally:	95	96
<u>HOME Cost Per Unit and Number of Completed Units:</u>							
Rental Unit	\$20,306	\$24,624		\$24,984	348 Units	50.00 %	
Homebuyer Unit	\$11,686	\$19,234		\$14,192	167 Units	24.00 %	
Homeowner-Rehab Unit	\$8,904	\$19,257		\$20,036	27 Units	3.90 %	
TBRA Unit	\$4,030	\$1,665		\$3,164	154 Units	22.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Spokane County WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$65,042	\$91,710	\$26,600
State:*	\$111,050	\$105,624	\$23,359
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 0.5 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.99

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	87.9	91.6	92.6	80.5
Black/African American:	3.2	1.8	3.7	3.2
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	2.3	4.2	0.0	2.6
Native Hawaiian/Pacific Islander:	0.3	0.6	0.0	0.0
American Indian/Alaska Native and White:	0.3	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.6
Black/African American and White:	0.3	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.6	0.0	0.0	0.6
Asian/Pacific Islander:	0.6	1.2	0.0	3.9

ETHNICITY:

Hispanic	4.6	0.6	3.7	8.4
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HOUSEHOLD SIZE:

1 Person:	39.8	24.7	40.7	9.1
2 Persons:	20.7	23.5	18.5	27.3
3 Persons:	17.3	24.1	11.1	15.6
4 Persons:	13.8	16.9	18.5	24.7
5 Persons:	5.2	5.4	11.1	8.4
6 Persons:	2.3	4.8	0.0	9.7
7 Persons:	0.3	0.6	0.0	1.9
8 or more Persons:	0.6	0.0	0.0	3.2

HOUSEHOLD TYPE:

Single/Non-Elderly:	27.1	25.9	18.5	9.7
Elderly:	16.4	0.0	37.0	0.6
Related/Single Parent:	37.2	43.4	14.8	61.0
Related/Two Parent:	17.0	29.5	25.9	24.7
Other:	2.3	1.2	3.7	3.9

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	25.4	1.2 [#]
HOME TBRA:	3.2	
Other:	4.0	
No Assistance:	67.4	

of Section 504 Compliant Units / Completed Units Since 2001 413

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Spokane County State: WA Group Rank: 95
 (Percentile)
 State Rank: 5 / 14 PJs Overall Rank: 96
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	96.35	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	95.86	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	96.26	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	99.71	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	2.09	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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